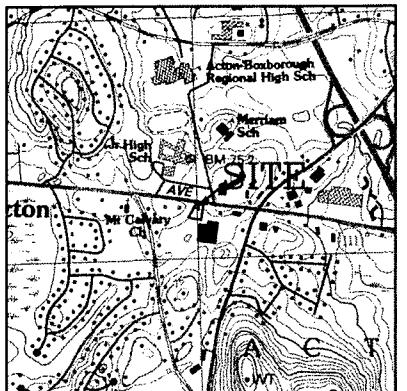


COMPREHENSIVE PERMIT PLAN

FOR

LALLI TERRACE

ACTON, MASSACHUSETTS



LOCUS PLAN
SCALE: 1"=1,200'

0 600 1200 2400 4800

INDEX:

SHEET 1 OF 4 - TITLE SHEET, MASTER PLAN, NATURAL FEATURES AND EXISTING CONDITIONS PLAN
SHEET 2 OF 4 - SITE DEVELOPMENT PLAN, EROSION AND SEDIMENTATION CONTROL PLAN
SHEET 3 OF 4 - CONSTRUCTION DETAILS SHEET 1
SHEET 4 OF 4 - LANDSCAPE PLAN

ZONING DISTRICT:

RESIDENCE 2 (R-2)
GROUNDWATER PROTECTION DISTRICT ZONE 4

REFERENCE:

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 13461 PAGE 487
PLAN NO. 116 OF 1951

ACTON, MASS. - TOWN ATLAS
MAP F-2 PARCEL 120

RECORD OWNER:

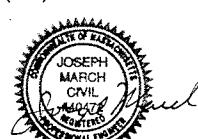
MARGOT A. GRALLERT
442 MASSACHUSETTS AVENUE
ACTON, MA 01720

APPLICANT:

442 MASS. AVE LLC
P.O. BOX 2350
69 GREAT ROAD
ACTON, MA 01720

ENGINEER/SURVEYOR:

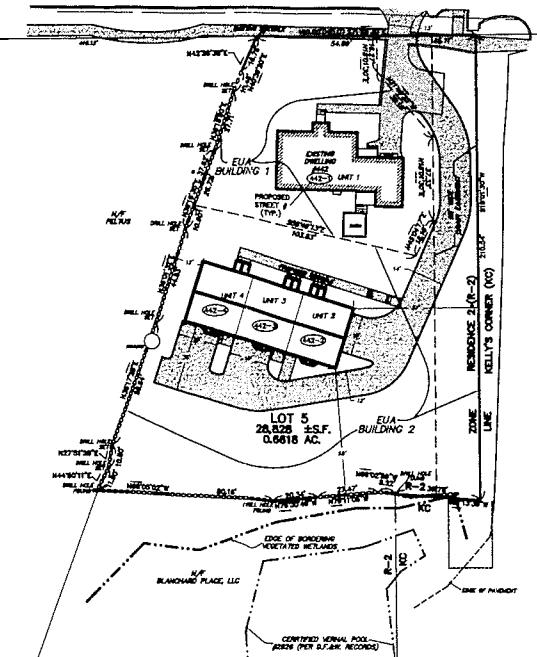
STAMSKI AND MCNARY, INC.
80 HARRIS STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585



LAND USE DATA

DIMENSIONAL REQUIREMENTS UNDER ZONING DIMENSIONAL TABLE: ZONING DISTRICT		RESIDENCE 2	
	REQUIRED	PROVIDED	
TRACT SIZE	20,000 SF	28,828 SF	
MIN. FRONTAGE	150 FT	100 FT (EXISTING)	
MIN. LOT WIDTH	50 FT	100 FT	
MIN. FRONT YARD	30 FT	39.1 FT	
MIN. SIDE AND REAR YARD	10 FT	12 FT	
MINIMUM OPEN SPACE	NR	NR	
MAXIMUM FLOOR AREA RATIO	NR	NR	
MAXIMUM HEIGHT	36 FT	<36 FT	
PARKING REQUIREMENTS:		REQUIRED	PROVIDED
2 SPACES/DWELLING UNIT	8	8	
CONSISTENCY WITH TOWN OF ACTON COMPREHENSIVE PERMIT POLICY:			
NUMBER OF UNITS	RECOMMENDED 12 OR LESS	PROVIDED 4	
GROSS FLOOR AREA RATIO	0.8 (23,062 SF)	0.24 (6,791 SF)	
LOT COVERAGE:		EXISTING	PROPOSED
BUILDING COVERAGE	1,500 SF±	3,650 SF	
OTHER IMPERVIOUS COVERAGE (WALKS,DRIVES,ETC)	1,550 SF±	6,370 SF	

MASSACHUSETTS (RTE. 111) AVENUE



MASTER PLAN AND LAYOUT PLAN

SCALE: 1"=40'

TEST PIT DATA:

DATE OF TESTING: 8/20/08
CERT. SOIL EVAL.: GEORGE DIMAKARAKOS

TEST BY: STAMSKI & MCNARY

TP-1	A LOAM 10%/30%
6"	B SAND 0/05/4
12"	C LOAMY SAND 2.5/5/4

ND MOTTLING OBS. AT 49"
E.S.H.W.T. > 49°

PERC. TEST DATA:

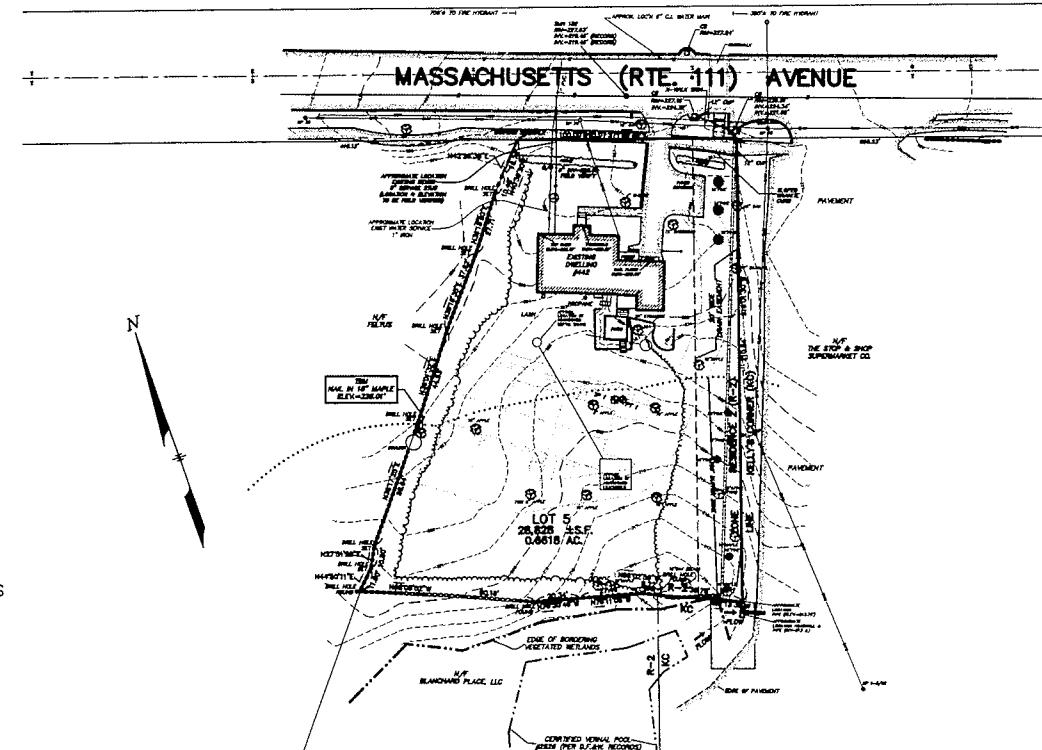
DATE OF TESTING: 8/20/08
CERT. SOIL EVAL.: GEORGE DIMAKARAKOS

TEST BY: STAMSKI & MCNARY

P-8/05-1
DEPTH OF TEST: 49"
RATE: 2.33 MPI

LEGEND

- ~~~~~ TREELINE
- ~~~~~ STONEWALL
- 223- EXISTING CONTOUR
- EDGE OF BORDERING VEGETATED WETLANDS
- ▲ WF 7 WET FLAG
- FENCE
- TREE
- ◆ UP16/0 EXISTING UTILITY POLE
N/F NOW OR FORMERLY



NATURAL FEATURES AND EXISTING CONDITIONS PLAN

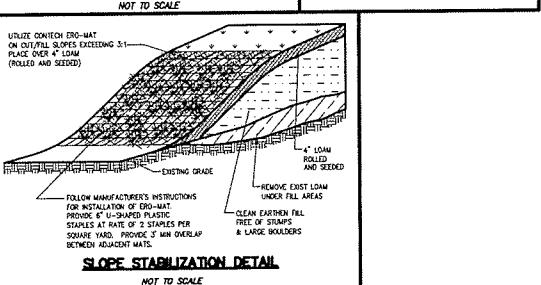
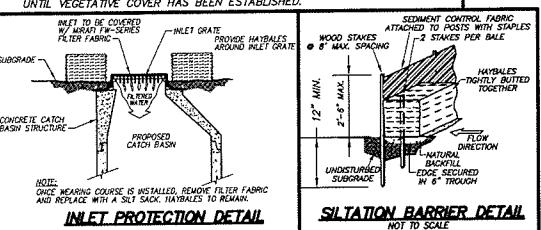
SCALE: 1"=40'

DATE: AUGUST 14, 2008

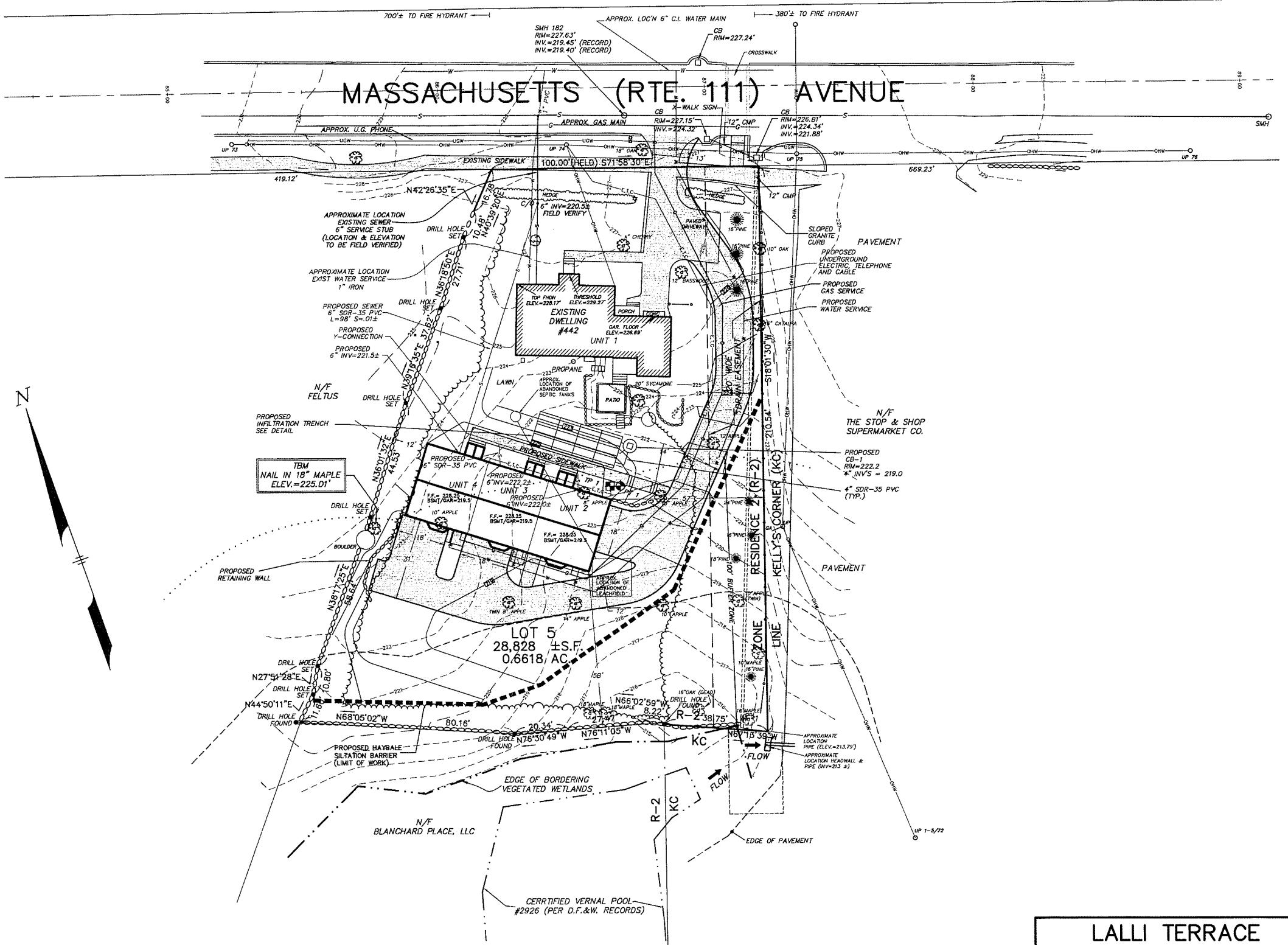
DATUM:
ELEVATIONS SHOWN ON THIS PLAN REFER TO
N.G.V.D. OF 1929.
BENCHMARK USED: MONEL RIVET SET IN SOUTHEAST
CORNER OF STONE STEP AT THE ENTRANCE TO THE
SOUTH SIDE OF MCCARTHY TOWNE SCHOOL.
ELEVATION=241.31.

EROSION AND SEDIMENTATION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CONSTRUCTION ON THE SITE.
2. HAYBALES AND SILT FENCE SHALL BE PLACED IN ALL AREAS AS SHOWN ON ALL THE PLANS AND IN ANY OTHER AREAS AS DETERMINED NECESSARY DURING CONSTRUCTION.
3. ALL STORM WATER SYSTEMS SHALL HAVE EROSION CONTROL MEASURES AROUND THE EDGES AT ALL TIMES.
4. TEMPORARY SEDIMENTATION BASINS SHALL BE USED TO CONTROL RUNOFF.
5. ALL CATCH BASINS SHALL BE COVERED WITH SILTATION FABRIC DURING CONSTRUCTION. CATCH BASIN RIMS ARE TO BE SET AT BINDER GRADE UNTIL IT IS TIME TO APPLY THE PAVEMENT WEARING COURSE.
6. ALL CUT AND FILL SLOPES SHALL BE IMMEDIATELY COVERED WITH 4" OF LOAM AND SEDED DURING THE GROWING SEASON (APRIL TO NOVEMBER) OR COVERED WITH HAYMULCH AND SEDED DURING THE WINTER (NOVEMBER TO APRIL). AREAS SUBJECT TO THE WETLANDS PROTECTION ACT, THE HAYMULCH AND/OR REQUIRED MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT VEGETATION IS REESTABLISHED.
7. UNLESS OTHERWISE INDICATED, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND BE SEDED TO PREVENT EROSION.
8. ALL CATCH BASIN SUMPS AND MANHOLES SHALL BE CLEANED OUT AFTER CONSTRUCTION.
9. THE HAYBALES AND SILT FENCE SHALL BE MAINTAINED UNTIL VEGETATIVE COVER HAS BEEN SUITABLY ESTABLISHED, GRADED SLOPES ARE STABLE, AND THE CONSERVATION COMMISSION APPROVES THEIR REMOVAL.
10. ALL SLOPES STEEPER THAN 3:1 SHALL BE COVERED WITH EROSION CONTROL FABRIC IN LOCATIONS INDICATED IN THE PLAN.
11. SPECIFIC REQUIREMENTS:
12. THE DEVELOPER IS RESPONSIBLE TO CLEAN UP ANY SEDIMENT OR DEBRIS WHICH ERODES FROM THE SITE INTO STREETS OR PRIVATE PROPERTY AND REMOVE SEDIMENT OR DEBRIS THAT ENTERS ANY EXISTING DRAINAGE SYSTEM INCLUDING CATCH BASIN SUMPS, PIPE LINES, MANHOLES, AND DITCHES.
13. THE CONTRACTOR SHALL FOLLOW STANDARD PRACTICE AND LOAM AND SEED ALL DISTURBED AREAS FOLLOWING CONSTRUCTION. MAINTENANCE AND OPERATION PLAN SHALL BE IN PLACE AT ALL TIMES ON THE CONSTRUCTION SITE AT LEAST EVERY 10 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE. DISTURBED AREAS THAT HAVE BEEN STABILIZED MUST BE INSPECTED AT LEAST ONCE PER MONTH.
14. THE HAYBALES AND SILT FENCE SHALL REMAIN IN PLACE AND FUNCTIONAL UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED.



- GENERAL NOTES**
1. ALL ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK USED: MONEL RIVET SET IN SOUTHEAST CORNER OF STONE STEP AT THE ENTRANCE TO THE SOUTH SIDE OF MCCARTHY TOWNE SCHOOL. ELEVATION=241.31.
 2. ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN FIELD. LOCATIONS BY DRILLING, EXCAVATING, BACKFILLING, GRAVING, PAVEMENT RESTORATION OR REPAIRING ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGE INCURRED AS A RESULT OF USE OF THESE PLANS FOR INACCURATE INFORMATION. PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG-SAFE TELE. NO. (888) 344-7233.
 3. UNLESS OTHERWISE SPECIFIED ON THESE PLANS, ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH SPECIFICATIONS OUTLINED IN THE ACTON ZONING BY-LAW.
 4. ALL LIMITS OF WORK SHALL BE LOCATED IN THE FIELD PRIOR TO CONSTRUCTION.
 5. ALL STUMPS AND OTHER CONSTRUCTION DEBRIS SHALL BE PROPERLY REMOVED FROM THE SITE.
 6. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIALS OR WASTE.
 7. TRANSPORTATION OF FILL, EARTH, OR CONSTRUCTION DEBRIS TO OR FROM THE SITE SHALL BE RESTRICTED TO DAYTIME HOURS (9 AM TO 4 PM) MONDAY THROUGH FRIDAY.
 8. SEWER PIPE (TYP. 10") OF THE BUILDINGS SHALL BE SCH 40 PVC. SEWER DIA. SEWER PIPE SHALL BE SDR-35 PVC. ALL 6" SEWER PIPE SHALL BE LAID WITH A MINIMUM SLOPE OF 0.5% AND ALL 4" SEWER PIPE SHALL BE LAID WITH A MINIMUM SLOPE OF 1.0%.
 9. THERE ARE NO PROPOSED LOCATIONS FOR UNDERGROUND STORAGE TANKS FOR FUELS OR OTHER CHEMICALS.
 10. FINAL BUILDING FOOTPRINT SUBJECT TO BUILDING INSPECTOR REVIEW.
 11. WATER LINES THAT CROSS SEWER LINES SHALL BE ENCASED IN CONCRETE FOR 10 FEET ON EITHER SIDE OF CROSSING UNLESS SEWER IS AT LEAST 18 INCHES BELOW WATER LINE.
 12. ALL WATER PIPES, HYDRANTS, GATE VALVES AND OTHER APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTON WATER SUPPLY DISTRICT REQUIREMENTS.
 13. ALL TRENCHES AND NEW PAVEMENT JOINTS IN ALL PUBLICWAYS SHALL BE PATCHED USING THE GRIND AND INLAY METHOD SUBJECT TO MORE DETAILED SPECIFICATIONS FROM THE ACTON ENGINEERING DEPARTMENT.
 14. THE SITE HAS BEEN DESIGNED TO ACCOMMODATE AN SU-30 DESIGN VEHICLE.
 15. THE CATCH BASIN SHALL BE CLEANED AFTER CONSTRUCTION AND ANNUALLY THEREAFTER.
 16. ANY PORTIONS OF THE ABANDONED SEPTIC SYSTEM ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED FROM THE SITE.



LALLI TERRACE COMPREHENSIVE PERMIT PLAN ACTON, MASSACHUSETTS

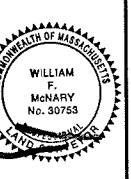
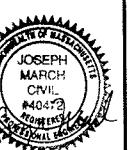
SITE DEVELOPMENT PLAN EROSION AND SEDIMENTATION CONTROL PLAN

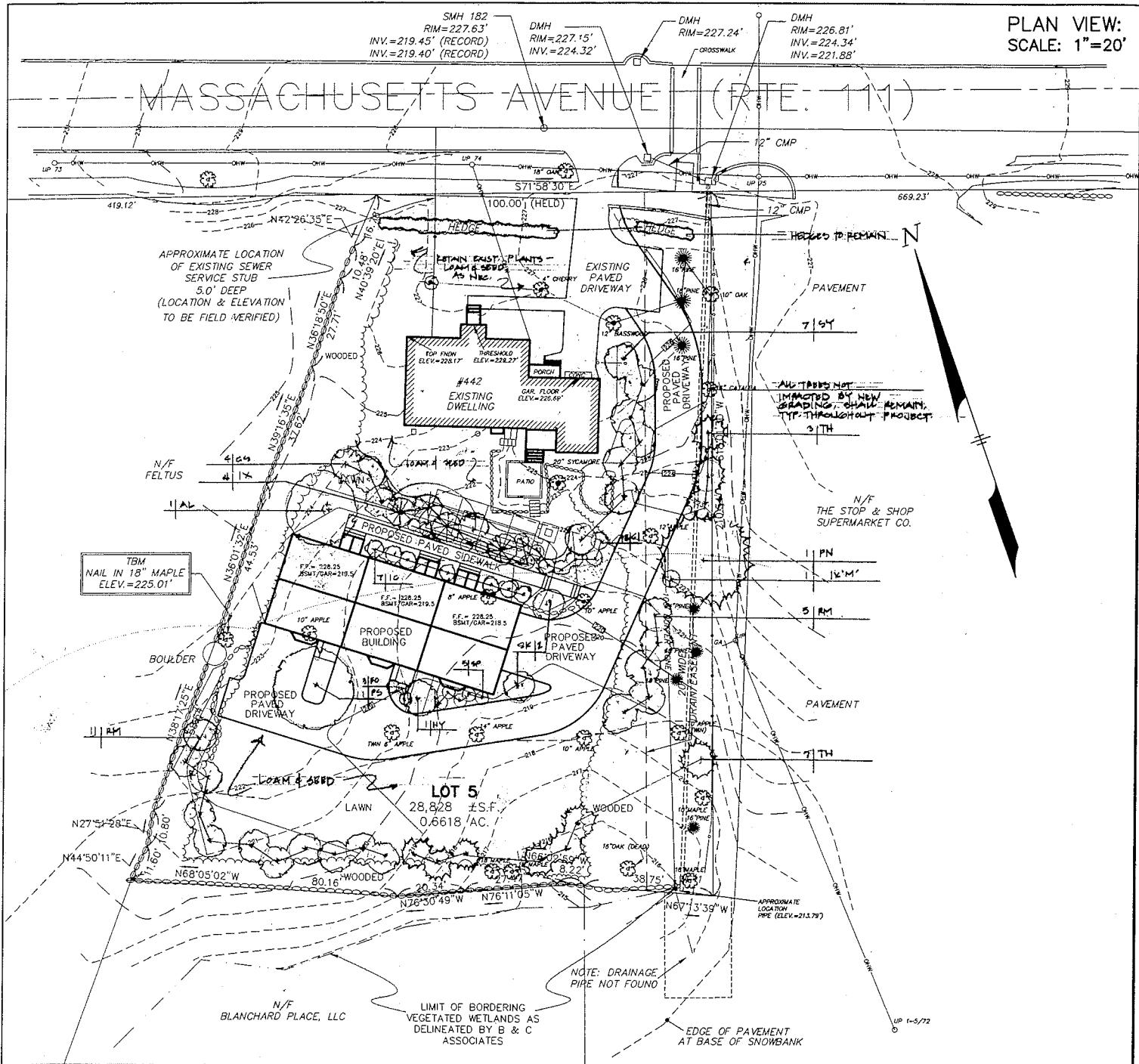
FOR: 442 MASS. AVE., LLC
SCALE: 1"=20' DATE: AUG. 14, 2008

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

SM-4293 (4293 COMP PERMIT A.DWG) SHEET 2 OF 4





Plant List

Symbol/Botanical Name	Common Name	No.	Size	Approx. height (Ht) & width (W) @ maturity
Deciduous Trees				
AM/Amelanchier laevis	Shadblow (Multi-stemmed)	1	7-8'Ht	20-25'Ht x 20'W
PS/Prunus cerasifera 'Thundercloud'	Thundercloud Flowering Plum	1	2-2.5'Ht	18-20'Ht x 18-20'W
Evergreen Trees				
PN/Pinus nigra	Austrian Pine	1	5-6'Ht	50-60'Ht x 40'W
TH/Thuya plicata 'Green Giant'	Green Giant Arborvitae	10	5-6'Ht	20-30'Ht x 75-25'W
Shrubs				
CSC/Cornus stolonifera	Redstem Dogwood	4	3-4'Ht	7-9'Ht x 10-12'W
Cy/Coron a. 'Ivory Halo'	Ivory Halo Redwing Dogwood	2	2-3'Ht	3.5'Ht x 3.5'W
FO/Fothergilla gardenii	Compact Fothergilla	3	3 Gal	3-4'Ht x 3-4'W
HY/Hydrangea macrophylla 'Blue Wave'	Blue Wave Lacecap Hydrangea	1	3 Gal	6'Ht x 6'W
IC/Ilex crenata 'Green Luster'	Green Luster Japanese Holly	7	3 Gal	3-4'Ht x 5-8'W
IX/Ilex x. m. 'China Girl'	China Girl Holly	4	5 Gal	8-10'Ht x 8-10'W
IX/Ilex x. m. 'China Boy'	China Boy Holly	1	2 Gal	8-10'Ht x 8-10'W
RH/Rhododendron maximum	Rosebay Rhododendron	6	3-3.5'Ht	10-12'Ht x 5-10'W
SP/Spiraea japonica 'Shibori'	Shibori Spirea	5	3 Gal	2-3'Ht x 3-4'W
SY/Syringa vulgaris 'Purple'	Purple Common Lilac	7	4-4.5'Ht	8-12'Ht x 8-12'W
SY/Syringa patula 'Miss Kim'	Miss Kim Lilac	2	4.5'Ht	6'Ht x 5-6'W
Lawn-F & I new crop grass seed suitable for sun or shade as areas dictates. Submit data for approval.				

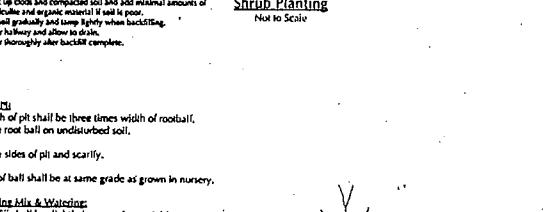
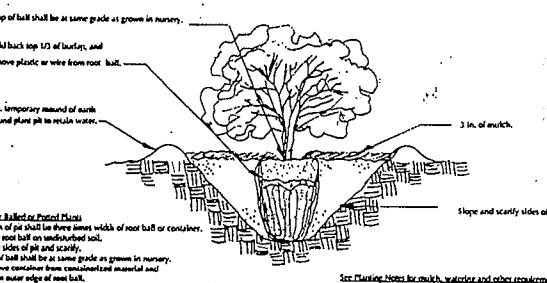
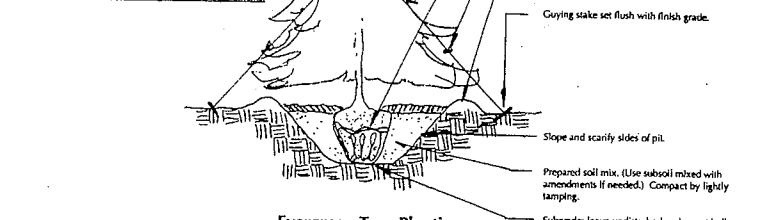
Note: Plant field dug evergreens at original north-south orientation and growing depth.

Tree Pit
Width of pit shall be three times width of rootball.
Place rootball on undisturbed soil.
Slope sides of pit and scuff.

Planting Mix & Watering:
Backfill shall be slightly improved material from tree pit.
Break up clods and compacted soil and add minimal amounts of vermiculite and organic material if soil is poor.
Add soil gradually and tamp lightly when backfilling.
Water halfway and allow to drain.
Water thoroughly after backfill complete.

Mulch:
Place 2in. to 4in. mulch around each tree.
36in. dia. circle, minimum.
Do not place any mulch against tree trunk.

See Planting Notes for mulch, watering and other requirements.



See Planting Notes for mulch, watering and other requirements.

Tree Pit
Width of pit shall be three times width of rootball.
Place rootball on undisturbed soil.

Slope sides of pit and scuff.

Top of ball shall be same grade as grown in nursery.

Remove roots from concentrated material and loose outer edge of root ball.

Planting Mix & Watering:

Backfill shall be slightly improved material from pit.

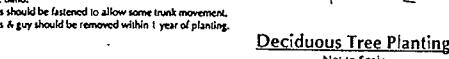
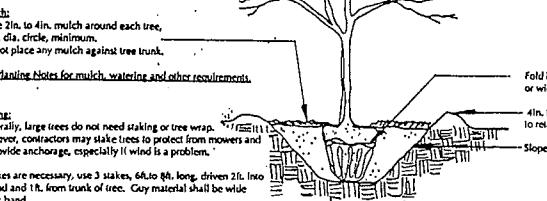
Break up clods and compacted soil and add minimal amounts of

vermiculite and organic material if soil is poor.

Add soil gradually and tamp lightly when backfilling.

Water halfway and allow to drain.

Water thoroughly after backfill complete.



See Planting Notes for mulch, watering and other requirements.

Staking:

Generally, large trees do not need staking or tree wrap.

However, contractors may stake trees to protect from mowers and

to provide anchorage, especially if wind is a problem.

If stakes are necessary, use 2 stakes, #6 to #8, long, driven 2ft.

into ground and 1ft. from trunk of tree. Guy material shall be wide

fabric band.

Stakes should be fastened to allow some trunk movement.

Stakes & guy should be removed within 1 year of planting.

Mulch:

Place 2in. to 4in. mulch around each tree,

36in. dia. circle, minimum.

Do not place any mulch against tree trunk.

See Planting Notes for mulch, watering and other requirements.

Deciduous Tree Planting
Not to Scale

General Notes

1. All site information represented on this plan is illustrative, and must be verified by the Contractor. Written specifications shall take precedence over representations on drawings.

2. It is contractor's responsibility to become apprised of existing conditions, underground utilities, and overhead utilities. Coordination with all relevant companies or agencies, including permitting & Dig Safe, affected by this construction is contractor's responsibility. The Contractor is required to obtain any necessary permits from local authorities for all work in this contract.

3. Contractor shall be responsible for on-site safety of construction crew, and particularly of safety of pedestrians during period of construction project.

4. Extreme care shall be taken not to disturb existing plant materials, except any specifically noted to be transplanted or removed. Any plant injured or destroyed shall be replaced with a plant of equal or greater size and species at the Contractor's expense.

5. All unused materials, which are moveable, shall be removed from site daily, or stored in such a way as to preclude loss, vandalism, and for safety.

6. All debris shall be removed, and all walks made free of obstructions, and site left in a neat, clean condition at the close of each workday. Keep sidewalks clear for pedestrians at all times.

Planting Notes

1. The Contractor shall locate and verify all utilities prior to starting work. Hay bales shall be placed per Town of Acton regulations and shall remain in place throughout construction phase and final approvals.

2. The Contractor shall supply all plant materials in quantities sufficient to complete the planting shown on all Drawings. Plant counts are for convenience only. Contractor shall use sufficient plant materials to fulfill design intent, but in no case shall contractor use fewer plants than listed.

3. All material shall conform to the guidelines established by the 'American Standard for Nursery Stock', published by the American Association of Nurseries.

4. Contractor shall test soil in areas to be planted and shall amend the soil as needed. All hard packed soil shall be scarified and amended to promote healthy plant growth. The Contractor shall re-grade and blend new earthwork smoothly with existing contours. Fine grading must be accepted by the Owner or Owner's representative before planting begins.

5. All plants shall be bailed in burlap or containerized, unless specified otherwise. No wire baskets shall be carefully removed at the time of planting, except that wire is directly under the rootballs.

7. All plant materials are subject to the approval of the Landscape Architect at the nursery and at the site. No unapproved substitutions will be accepted. All trees shall have a single leader unless specified otherwise.

8. Location of all trees and shrubs shall be staked for the approval of the project landscape architect. Staking shall be completed prior to arrival of Landscape Architect and prior to commencement of planting. Set plants and stakes plumb. The Contractor is responsible for providing planting soil for backfilling of all plants. Submit written content analysis to Owner/Rep. for approval.

9. Flood plants thoroughly once immediately after planting and twice during the first twenty-four hour period after planting. The Contractor shall maintain the plants for a minimum of 90 days following installation, or longer if approved by Owner. Before the end of the 90-day period, the Contractor shall provide a written maintenance outline to the Owners and the Contractor shall be available to answer questions or concerns at that time.

10. Mulch: Contractor shall place 2" - 3" of fine shredded, aged 2 years, dark brown pine bark mulch throughout the shrub bed areas and around the base of each new tree (30" diameter mulch bed, approximately). Submit sample of mulch for approval.

11. All trees and shrubs to be sprayed with anti-desiccant within twenty-four hours and anti-desiccant the first week of November the first winter following planting.

12. All plants shall be guaranteed for a minimum of 1 year from final acceptance of planting by the Owner or Landscape Architect. Plants to be replaced shall be determined by the Landscape Architect and shall include any dead, weak, dead, or root-bound material. The contractor shall replace such materials at his/her own expense in a timely manner, with plant material as selected/approved by the Landscape Architect.

**442 MASSACHUSETTS AVENUE
ACTON, MA
(MIDDLESEX COUNTY)**

LANDSCAPE PLAN AND DETAILS

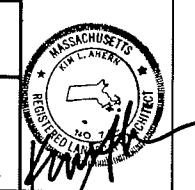
FOR: 442 MASSACHUSETTS AVENUE, LLC
SCALE: 1"=20' DATE: AUGUST 18, 2008

STAMSKI AND MCNARY, INC.
80 HARRIS STREET, ACTON, MASSACHUSETTS
(978) 263-8585

ENGINEERING PLANNING SURVEYING

KIM AHERN LANDSCAPE ARCHITECTS
40 FOSTER STREET - LITTLETON, MASSACHUSETTS
PHONE: (978) 486-0040

SM-4293 (4293 LANDSCAPE.DWG) SHEET 4 OF 4



ZONING DISTRICT:

RESIDENCE 2 (R-2)
GROUNDWATER PROTECTION DISTRICT ZONE 4

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 13461 PAGE 487
PLAN NO. 116 OF 1951
ACTON, MASS. - TOWN ATLAS
MAP F-2 PARCEL 120

RECORD OWNER:

MARGOT A. GRALLERT
442 MASSACHUSETTS AVENUE
ACTON, MA 01720

APPLICANT:

442 MASS. AVE LLC
P.O. BOX 2350
69 GREAT ROAD
ACTON, MA 01720

ENGINEER/SURVEYOR:
STAMSKI AND MCNARY, INC.
80 HARRIS STREET
ACTON, MASSACHUSETTS 01720
(978) 263-8585

LEGEND:

- N/F NOW OF FORMERLY
- EXISTING STONE WALL
- EXISTING FENCE
- EPA EXCLUSIVE PARKING AREA
- EUA EXCLUSIVE USE AREA

THIS PLAN IS SUBJECT TO A COMPREHENSIVE PERMIT
GRANTED BY THE BOARD OF APPEALS WITH CONDITIONS
AND LIMITATIONS, DATED _____

APPROVED BY:
TOWN OF ACTON
BOARD OF APPEALS

DATE

NOTE:

THIS PLAN IS BASED ON AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF RECORDED OR UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES ARE FROM CURRENT ASSESSOR'S RECORDS.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OF PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN; AND THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, UNIT NUMBER AND DIMENSIONS OF THE UNITS NUMBERED _____ IN LALLI PLACE CONDOMINIUM, AS BUILT.

DATE _____

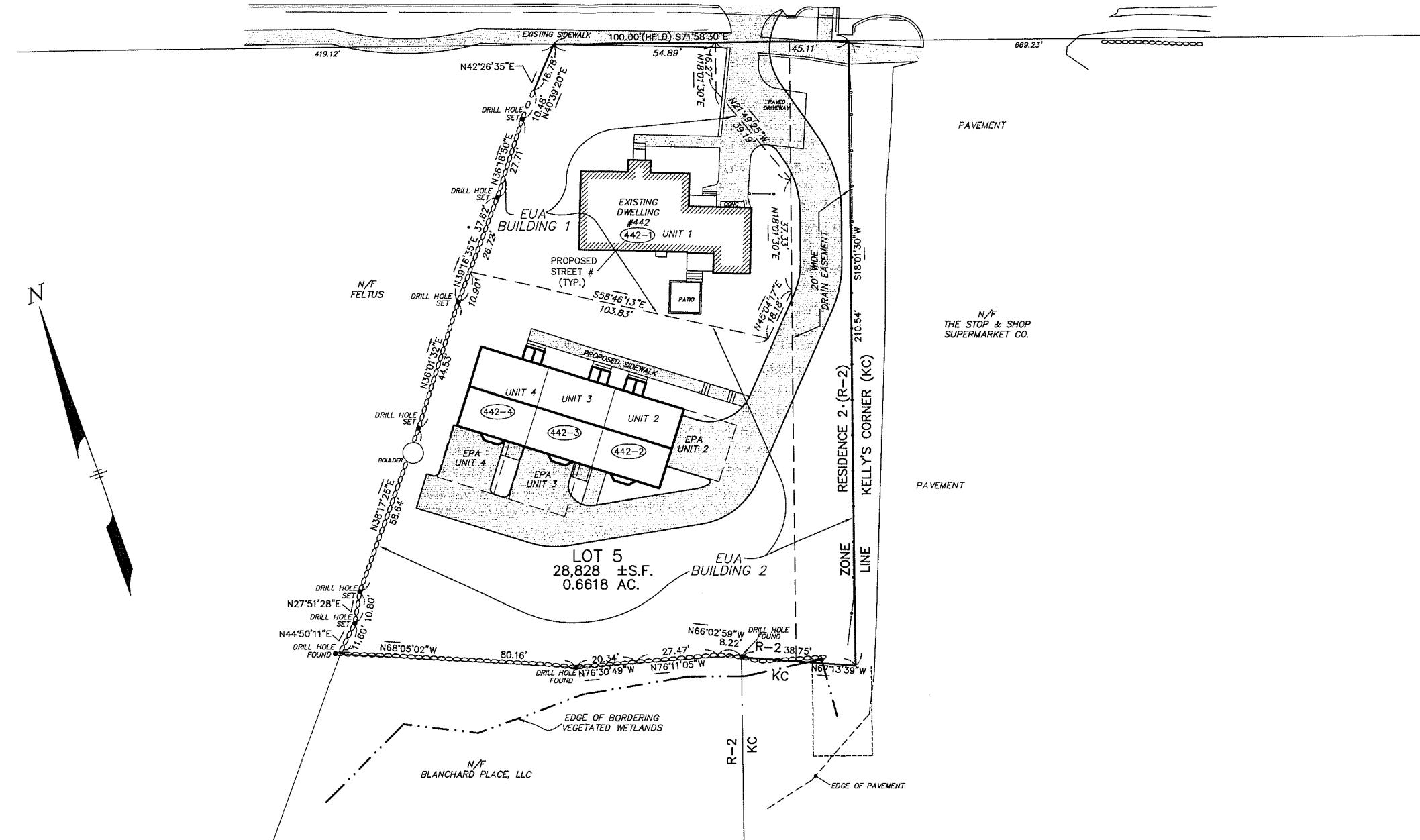
REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____

REGISTERED PROFESSIONAL LAND SURVEYOR

MASSACHUSETTS (RTE. 111) AVENUE



LALLI TERRACE
COMPREHENSIVE PERMIT PLAN
ACTON, MASSACHUSETTS

DRAFT
RECORD PLAN

FOR: 442 MASS. AVE, LLC
SCALE: 1"=20' DATE: AUG. 14, 2008

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING - PLANNING - SURVEYING

0 10 20 40 60 80 FT

SM-4293 (4293 COMP PERMIT A.DWG)

P A L N T S P E C I F I C A T I O N S : B E N J A M I N M O O R E & C O . P R O D U C T S N . S .

EXTERIOR

METAL (FERROUS) PRIME COAT OF IRONCLAD RETARD RUST INHIBITIVE PAINT (163) AND 2 COATS OF MOORES' HOUSE PAINT (110)
METAL (GALVANIZED) PRIME COAT OF IRONCLAD GALVANIZED METAL LATEX PRIMER (155) AND 2 COATS OF MOORES' HOUSE PAINT (110)
WOOD (PAINTED) PRIME COAT OF MOORES' WHITE PRIMER AND 2 COATS MOORES' HOUSE PAINT (110)
WOOD (STAINED) PRIME COAT OF MOORWOOD EXTERIOR PRIMER (091) AND 2 COATS MOORCRAFT VINYL ACRYLIC STAIN

ENTERPRISES

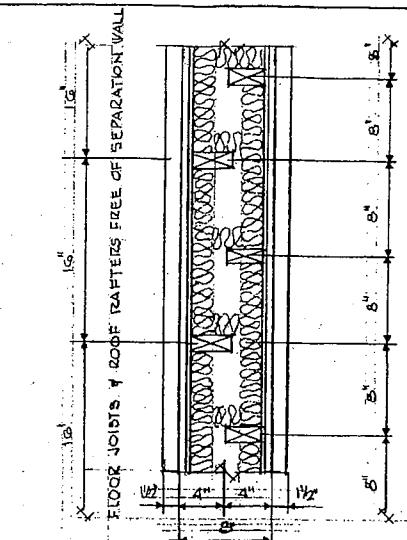
METAL (FERROUS) PRIME COAT OF IRONCLAD RETARD RUST INHIBITIVE PAINT (163) AND 2 COATS OF SATIN IMPERO ENAMEL (235)
METAL (GALVANIZED) PRIME COAT OF IRONCLAD GALVANIZED METAL LATEX PRIMER (155) AND 2 COATS OF SATIN IMPERO ENAMEL (235)
WOOD (PAINTED) PRIME COAT OF MOORES ACRYL ENAMEL UNDER BODY (219) AND 2 COATS OF SATIN IMPERO ENAMEL (235)
WOOD (STAINED) PRIME COAT OF BEWWOOD PASTE WOOD FILLER AND 2 COATS OF MOORES INTERIOR AND FINISHES SCANDINAVIAN OIL FINISH (412)
DIZY WALL PRIME COAT OF MOORES LATEX QUICK DRY PRIME SEAL (201) AND 2 COATS OF REGAL AQUA VELVET
CONCFLOOR (OPTIONAL) ACID EICH PRIMER AND SEMIGLOSS POLYAMIDE EPOXY M36/539

WORKBOOK

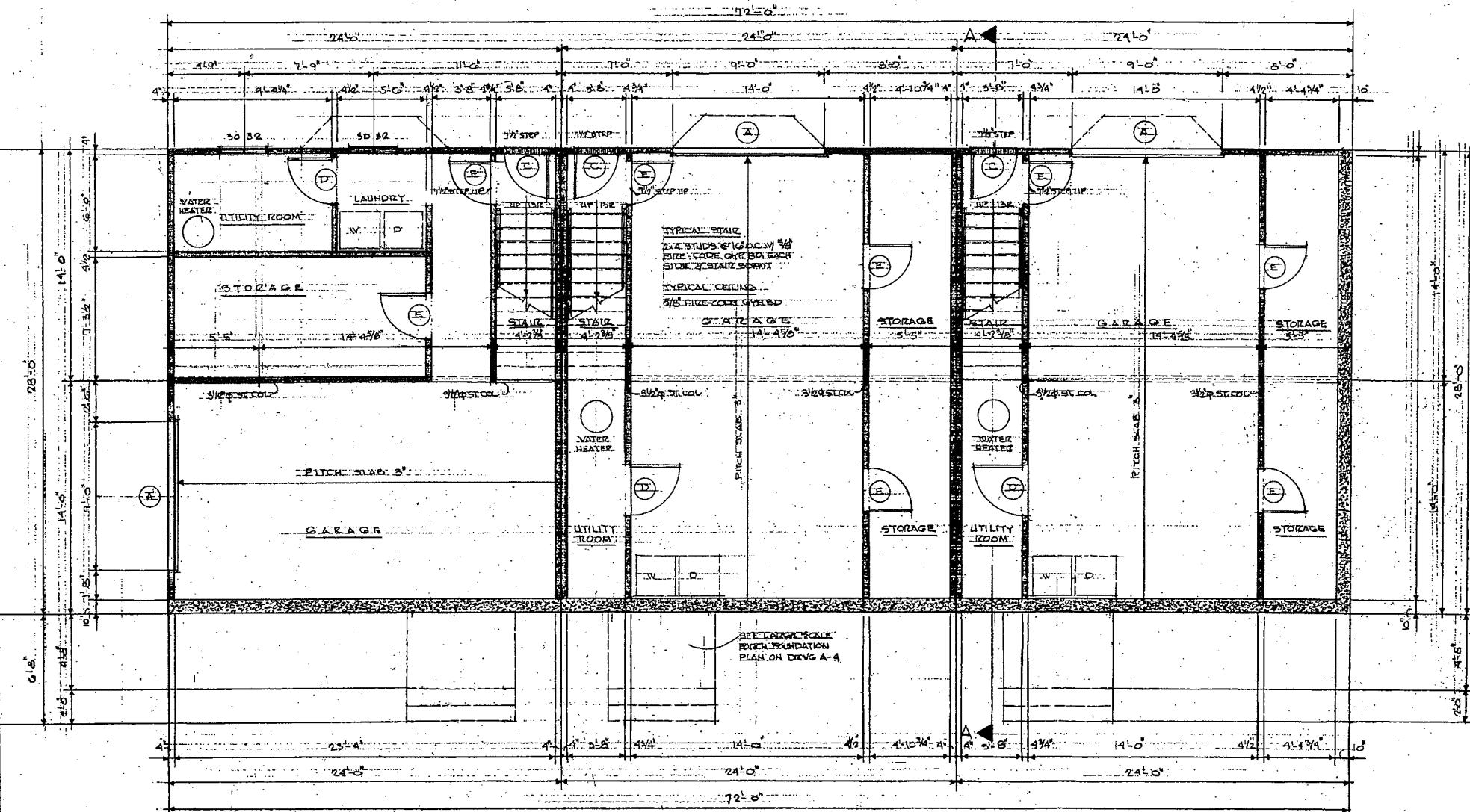
USE GROUP R-3 TWO HR FIRE
RATED WALL SEPARATION ASSEMBLY

STAINLESS STEEL, THICKNESS = .031
STRENGTH FM.WP.300-14-2774
SOUND RATING STC = 50 TO 54
BASE COAT: #10 FIRE-CODE OXY-BO TO
EACH SIDE OF 1/4" STUDS 16 OC STAGGERED
BACK ON 2X4 PLATE.
FACE LAYER: #10 FIRE-CODE OXY-BO TO
EACH STUD AT 45 DEGREE ANGLE TO STUDS;
STAGGER VERTICAL JOINTS 16 OC EACH
LAYER AND SIDE.

WALL CONTINUOUS FROM LOWEST FLOOR CONCRETE SLAB TO BOTTOM OF ROOF PLATE. SHEATHING IN FIRE-SLOPING AT EACH FLOOR.



DWELLING UNIT WALL SEPARATION - SCALE 1/8" = 1'-0"



OVER-LEVEL FLOOR PLAN

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THE EDITION OF THE MASSACHUSETTS STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLING CODE

- 1. GARAGE 1 DOORS TO INTERIOR SPACES, 13/4" SOLID CORE WD. OR HONEYCOMB CORE STEEL
 - 2. EMERGENCY ESCAPE WINDOWS IN 2ND FLOOR BEDROOMS; 1 DOUBLE THUNG W/ MIN CLEAR HEIGHT OF 20' AND MIN WIDTH OF 24"
 - 3. STAIRS: 1. MAX. RISER HEIGHT OF 8 1/4" AND MIN. TREAD WIDTH OF 9". HANDRAIL: MIN. DIAMETER OF 1 1/4" AND MAX. DIAMETER OF 2 1/4"
 - 4. SMOKE DETECTORS IN EACH BEDROOM, OUTSIDE EACH BEDROOM, NEAR BASE OF STAIRS AND IN BASEMENT. HEAT DETECTORS IN GARAGE
 - 5. CARBON MONOXIDE DETECTOR IN EACH STORY.
 - 6. ONE HOUR FIRE RATING FOR ELODZ ASSEMBLY ABOVE GARAGE; FOR BEARING WALLS SUPPORTING FLOORS AND FOR WALL ASSEMBLY SEPARATING DWELLING UNITS.

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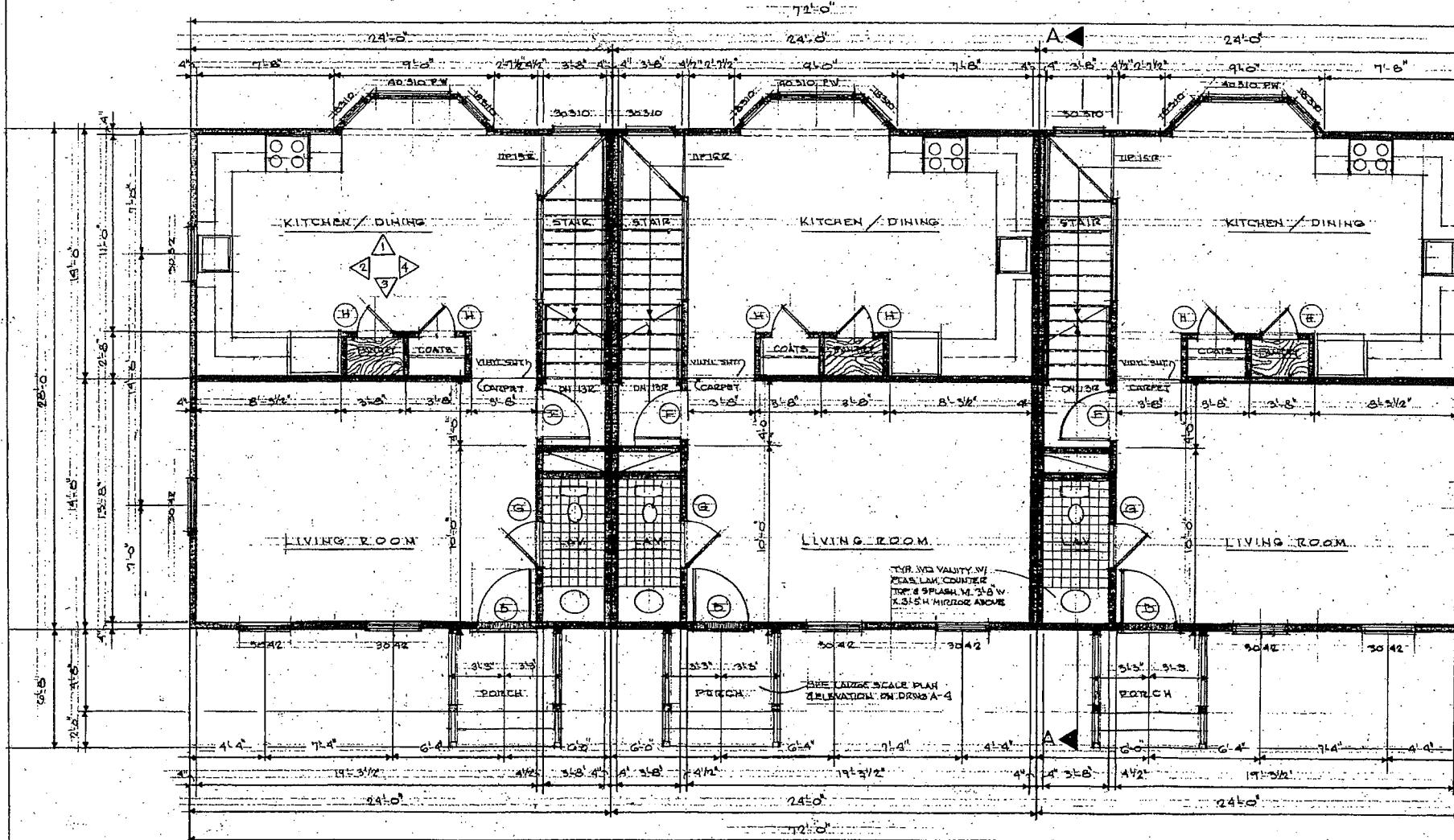
THREE DWELLING UNIT TOWNHOUSE
440 MASS. AVE. W.C.T. BOSTON, MASS.

E.J. REMPELAKIS ASSOCIATES ARCHITECTS
SUITE 201 - 170 BROADWAY - NEW YORK, N.Y.

OVER LEVEL FLOOR PLAN, CROSS SECTION A-A.

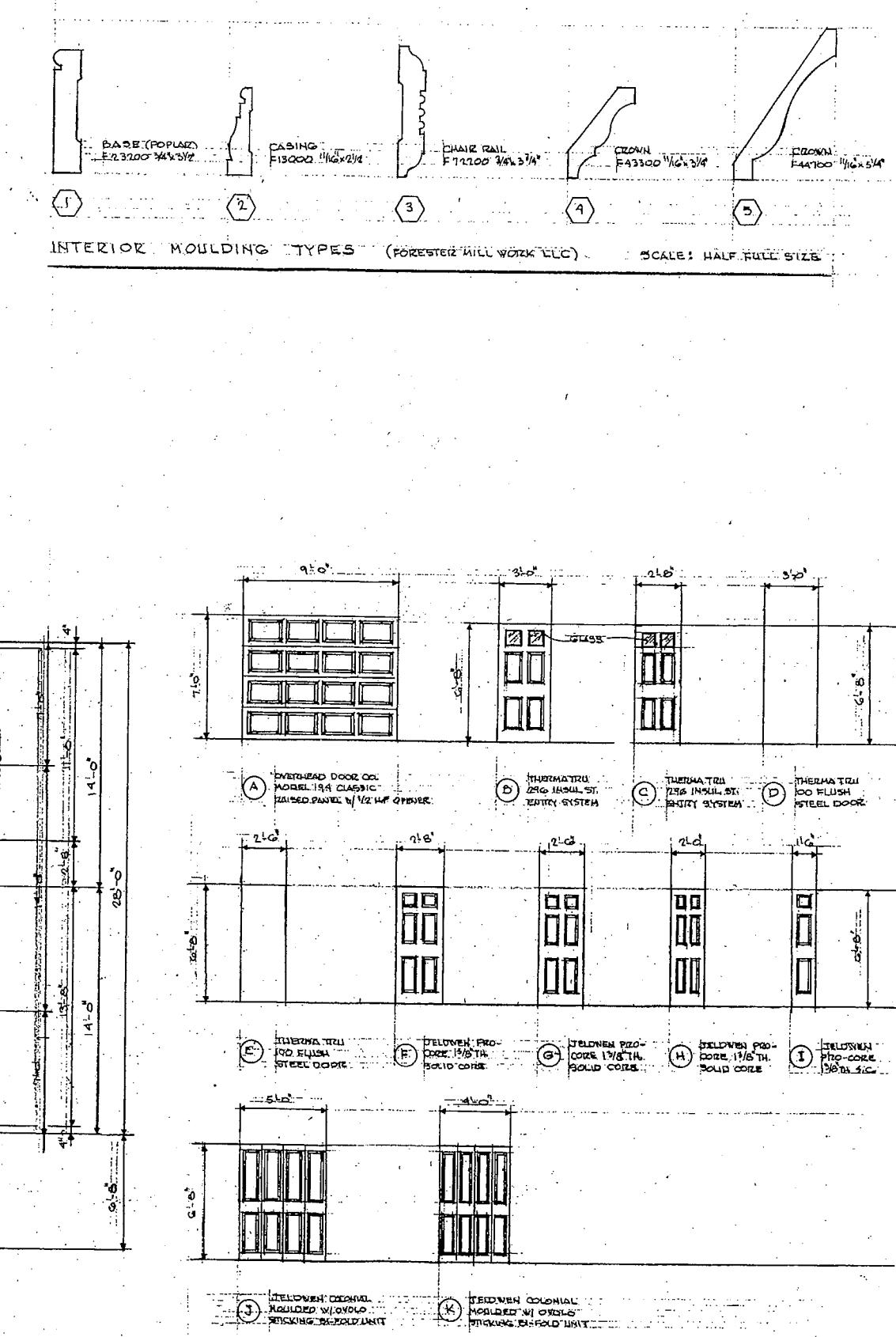
DATE 1/4/01	TIME 11:58
DATE ALGR 29/2/008	
NAME JEWEL 08-14472	

ROOM FINISH SCHEDULE											
FLOOR	ROOM USE	FLOOR	BASE	WALLS	DOOR AND WINDOW CASING	CHAIR RAIL	CEILING	CROWN AND CORNICE	CEILING HEIGHT	PAINT	REMARKS
1	STAIR		VINYL COMPOSITION TILE (VCT)	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	HONE	GYP. BD	HONE	8'-2" AT LOWER LANDS	OAK TREADS & RISERS OAK HAND RAIL W/ METAL BRACKETS
FLOOR	UTILITY ROOM	CONC.	PRESSURE-TREATED 1X6	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	HONE	7'-9 1/2"	GYP. BD, WD. & CONC.	CLEAR SEALER ON CONCRETE FLOOR EPOXY PAINT OPTIONAL
EX	GARAGE	CONC.	PRESSURE-TREATED 1X6	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	NONE	7'-9 1/2"	GYP. BD, WD. & CONC.	CLEAR SEALER ON CONCRETE FLOOR EPOXY PAINT OPTIONAL
LOW	STORAGE / LAUNDRY	CONC.	PRESSURE-TREATED 1X6	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	NONE	7'-9 1/2"	GYP. BD, WD. & CONC.	CLEAR SEALER ON CONCRETE FLOOR EPOXY PAINT OPTIONAL
2	STAIR		VINYL COMPOSITION TILE (VCT)	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	HONE	GYP. BD	HONE	8'-5 1/2"	GYP. BD AND WD. RISERS & STRINGERS
00	LAVATORY		CERAMIC TILE	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	HONE	GYP. BD	WOOD TYPE 4	8'-5 1/2"	GYP. BD AND WD.
12 1/2	LIVING ROOM		CARPET	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	WOOD TYPE 3	GYP. BD	WOOD TYPE 5	8'-5 1/2"	GYP. BD AND WD.
KITCHEN/DINING		VINYL SHEET	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	WOOD TYPE 3	GYP. BD	WOOD TYPE 5	8'-5 1/2"	GYP. BD AND WD.	
14	CLOSET, PANTRY		VINYL SHEET	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	HONE	8'-5 1/2"	GYP. BD AND WD. ADJUSTABLE SHELVES IN PANTRY
15	STAIR		CARPET	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	HONE	8'-0"	GYP. BD AND WD.
16	HALL		CARPET	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	WOOD TYPE 4	8'-0"	GYP. BD AND WD.
17	BEDROOMS N°1 AND N°2		CARPET	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	WOOD TYPE 4	8'-0"	GYP. BD AND WD.
SECOND	BATH		CERAMIC TILE	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	WOOD TYPE 4	8'-0"	GYP. BD AND WD.
SECOND	CLOSETS, LINEN		CARPET	WOOD TYPE 1	GYP. BD	WOOD TYPE 2	NONE	GYP. BD	HONE	8'-0"	GYP. BD AND WD. ADJUSTABLE SHELVES IN CLOSETS SOLID PLANO SHELVES IN LINEN CLO.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



DOOR TYPES

SCALE: 1/4" = 1'-0"

INTERIOR FINISH MATERIALS

VINYL COMPOSITION TILE (VCT) • CONGOLEUM ALTERNATIVES 12" x 12" x 1/8" OR APPROVED EQUAL
VINYL SHEET FLOORING • CONGOLEUM FLOORCOVER PLUS OR APPROVED EQUAL
CERAMIC TILE • AMERICAN OLEAN INTEGRAL 8" x 8" x 1/8" OR APPROVED EQUAL

REV. I S T O N S		
NO.	DATE	LOCATION

THREE DWELLING UNIT TOWNHOUSE
447 MASS. AVE. (ROUTE 111) ACTON, MASS.

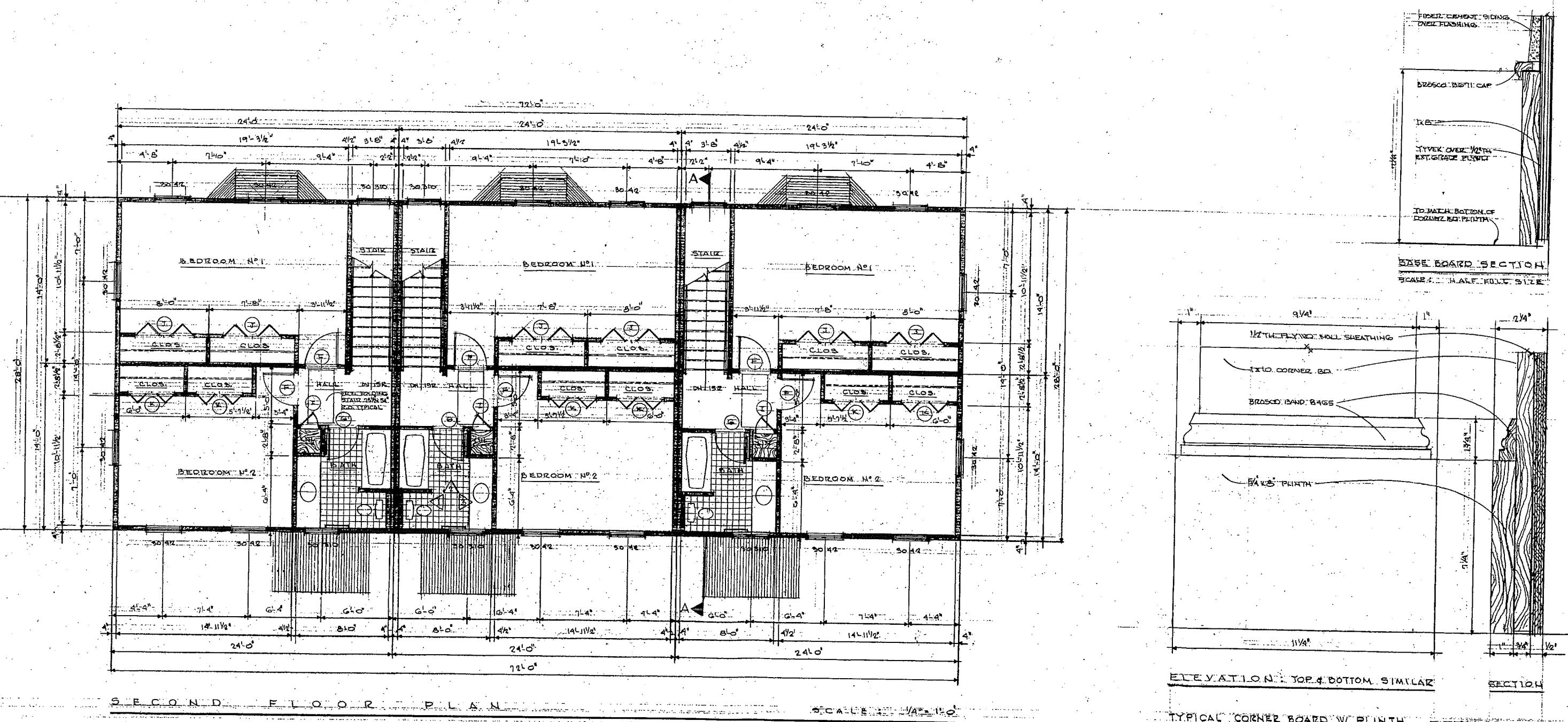
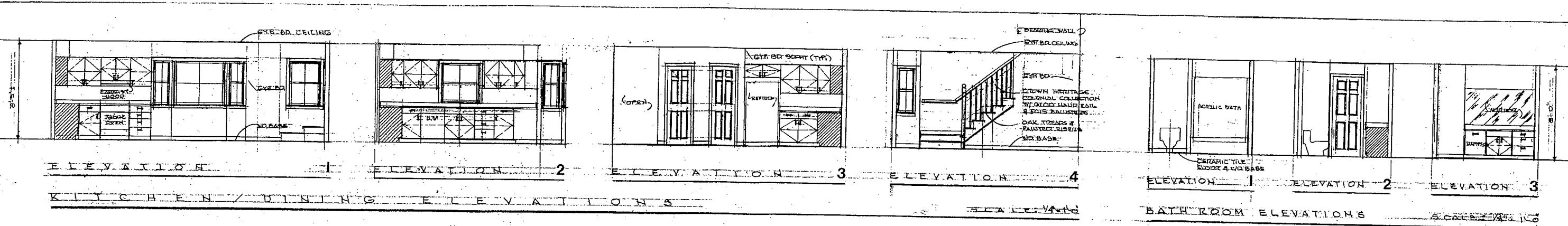
E.J. REMPELAKIS ASSOCIATES ARCHITECTS

SUITE 201 179 GREAT ROAD ACTON MASSACHUSETTS 01720

FIRST FLOOR PLAN, ROOM FINISH SCHEDULE, DOOR TYPES
SCALE: 1/4" = 1'-0"

DATE AUGUST 20, 2008
BY E.J. REMPELAKIS

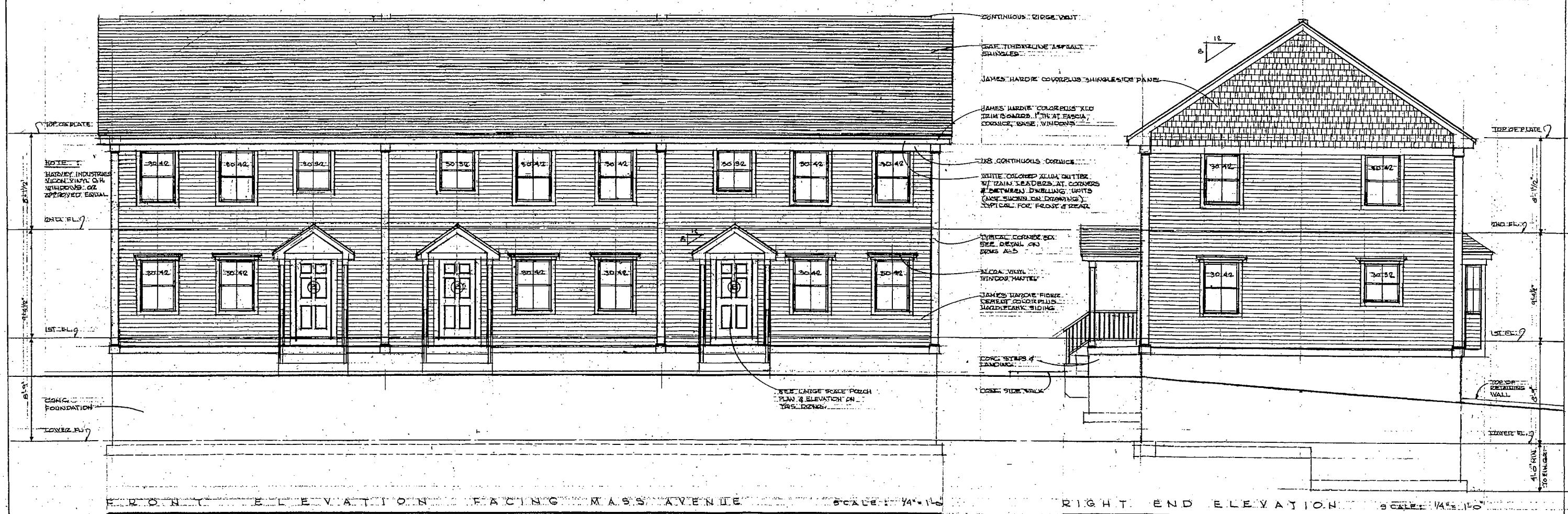
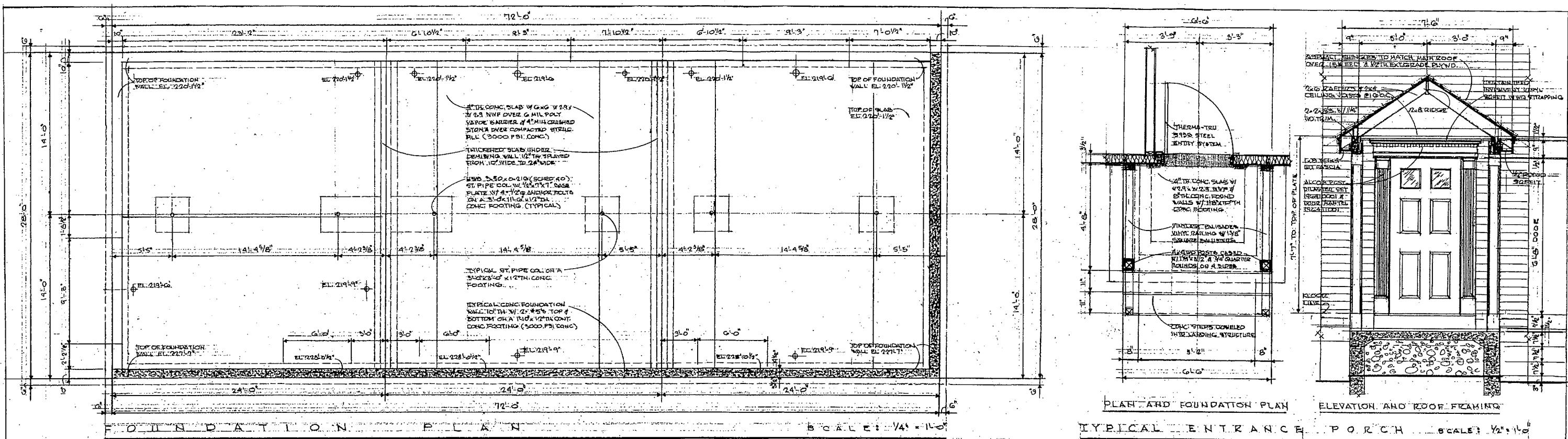
A-2



MASSACHUSETTS STATE BUILDING CODE DATA SIXTH EDITION
USE: GROUP II BUILT UP CONSTRUCTION TYPE 15-B. LOWER FLOOR (BASEMENT), FIRST AND SECOND FLOOR
MAX. FLOOR AREA ALLOWED = 4800 S.F. ACTUAL AREA: BASEMENT = 2016 S.F., 1ST FLOOR = 2055 S.F., 2ND FLOOR = 2016 S.F.
MAX. HEIGHT ALLOWED = 2 STORED, 155 FT. ACTUAL HEIGHT MEAN GRADE TO MIDDLE OF GABLE = 12' 6 1/2 FT.
FIRE RESISTANCE RATINGS: EXTERIOR WALLS = 0 HRS.
WALL SEPARATION ASSEMBLY = 0 HRS.
INTERIOR LOAD BEARING WALLS SUPPORTING 1 FLOOR = 0 HRS.
FLOOR CONSTRUCTION INCLUDING BEAMS & ROOF CONSTRUCTION = 0 HRS. FLOOR ABOVE GARAGE AT 1/2

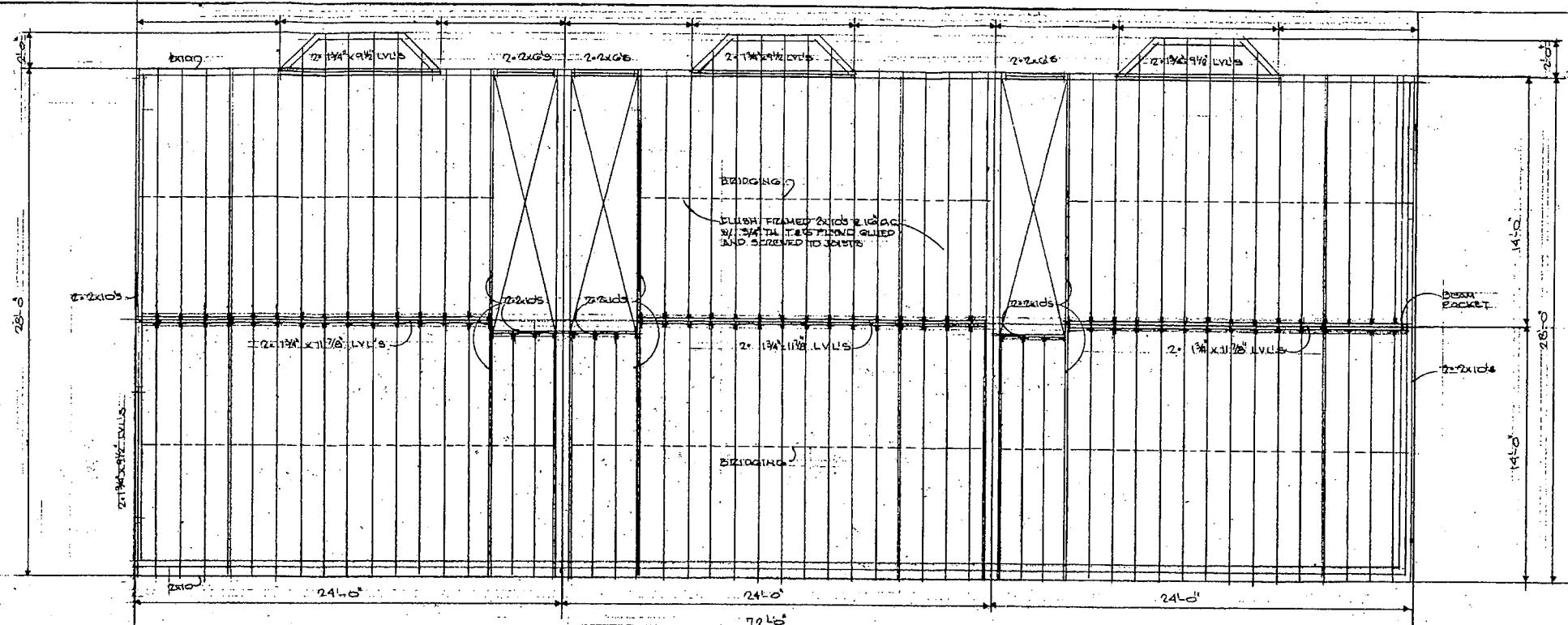
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THREE DWELLING UNIT TOWNHOUSE
242 MASS. AVE. (RTEN) ALEXON, MASS.
E.J. REMPELAKIS ASSOCIATES ARCHITECTS
REMARKS: NOT TO SCALE AUG. 20 2008
DRAWN BY: J.C. DATE: AUG. 20 2008
REV'D: 08/20/08
△ - 3



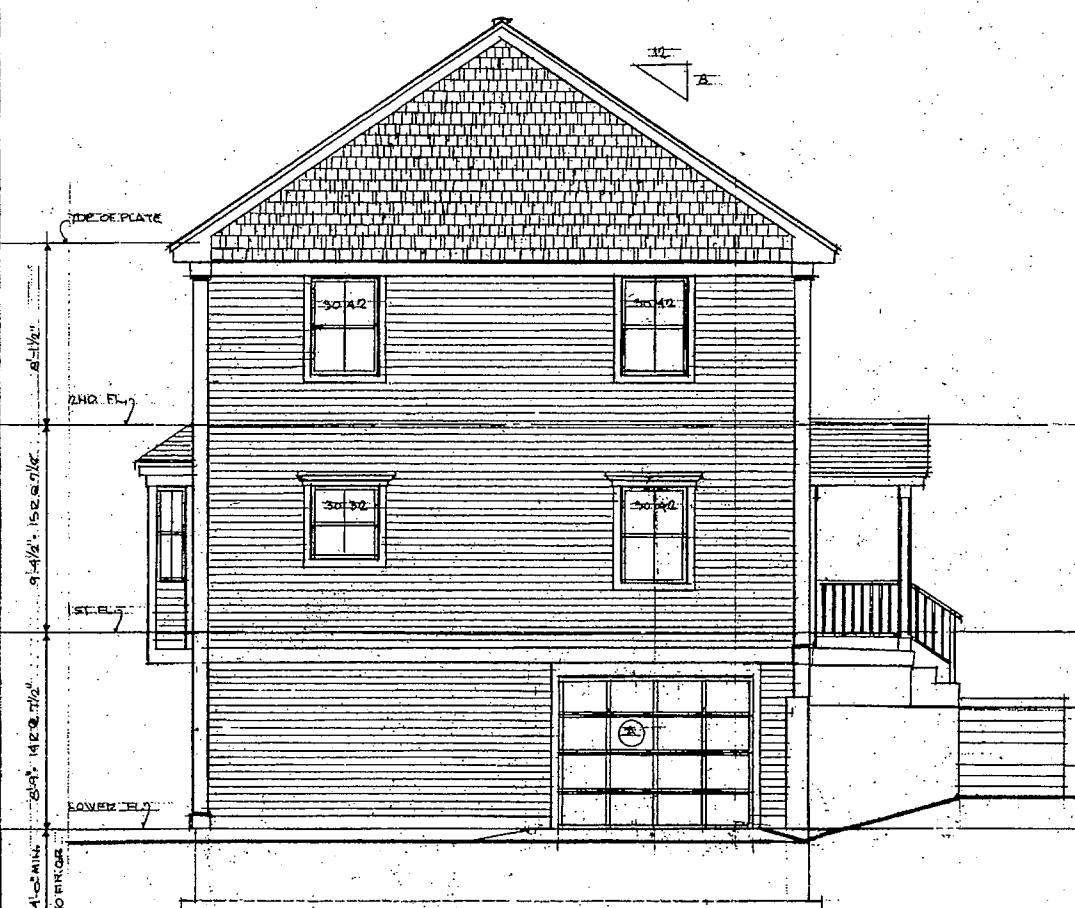
ALL DOWNTURN CIE'S
1. CARPET AND PAD INSTALLED #40/50 YD.
2. FINISH HARDWARE \$1,300
3. TOILET ACCESSORIES \$1,750

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FIRST FLOOR FRAMING PLATE

2-CARBOXY-4-NO



LEFT END ELEVATION SCALE: 1/4



REAR ELEVATION

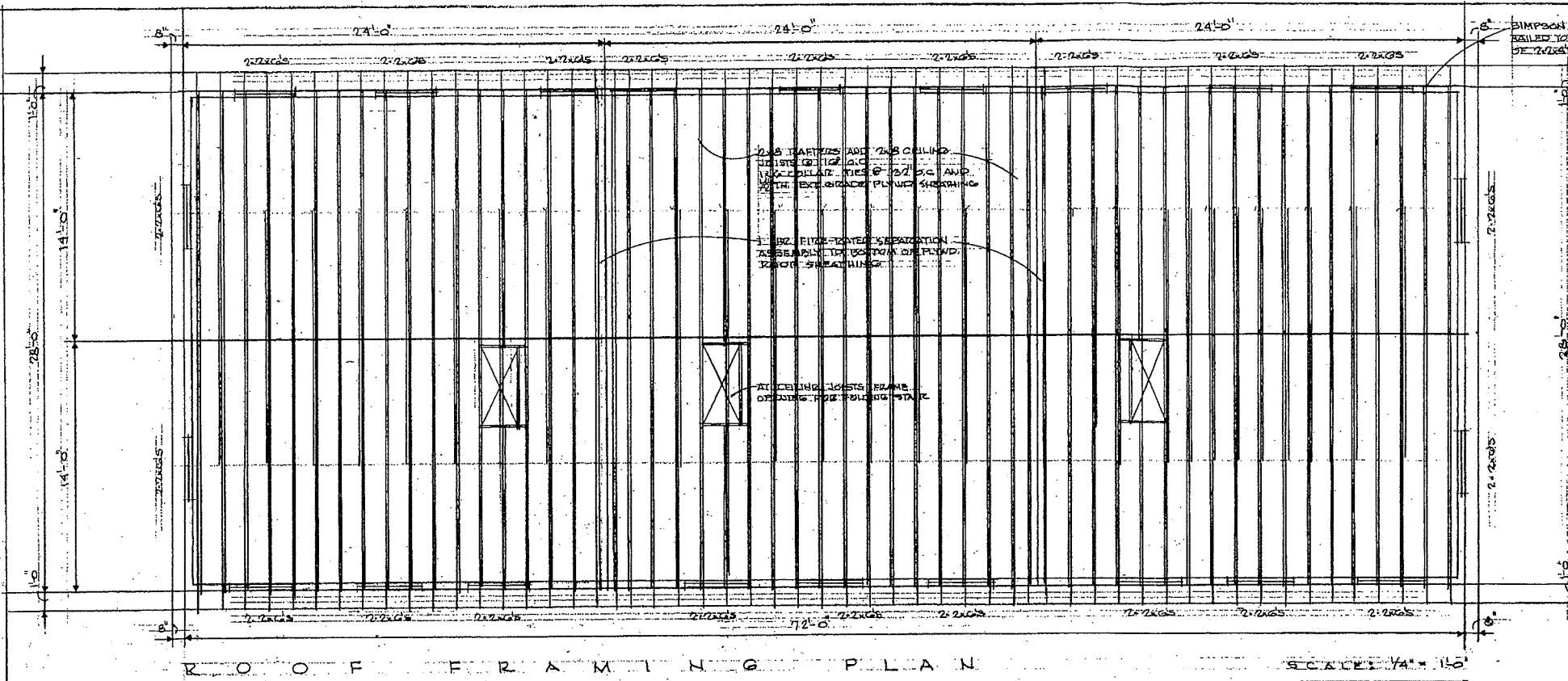
THREE DWELLING UNIT TOWNHOUSE
347 MASS AVE (RTE 111) ACTON MASS.

E.J. REMPELAKIS ASSOCIATES **ARCHITECTS**

LEFT END & REAR ELEVATIONS
1ST FLOOR FRAMING PLAN

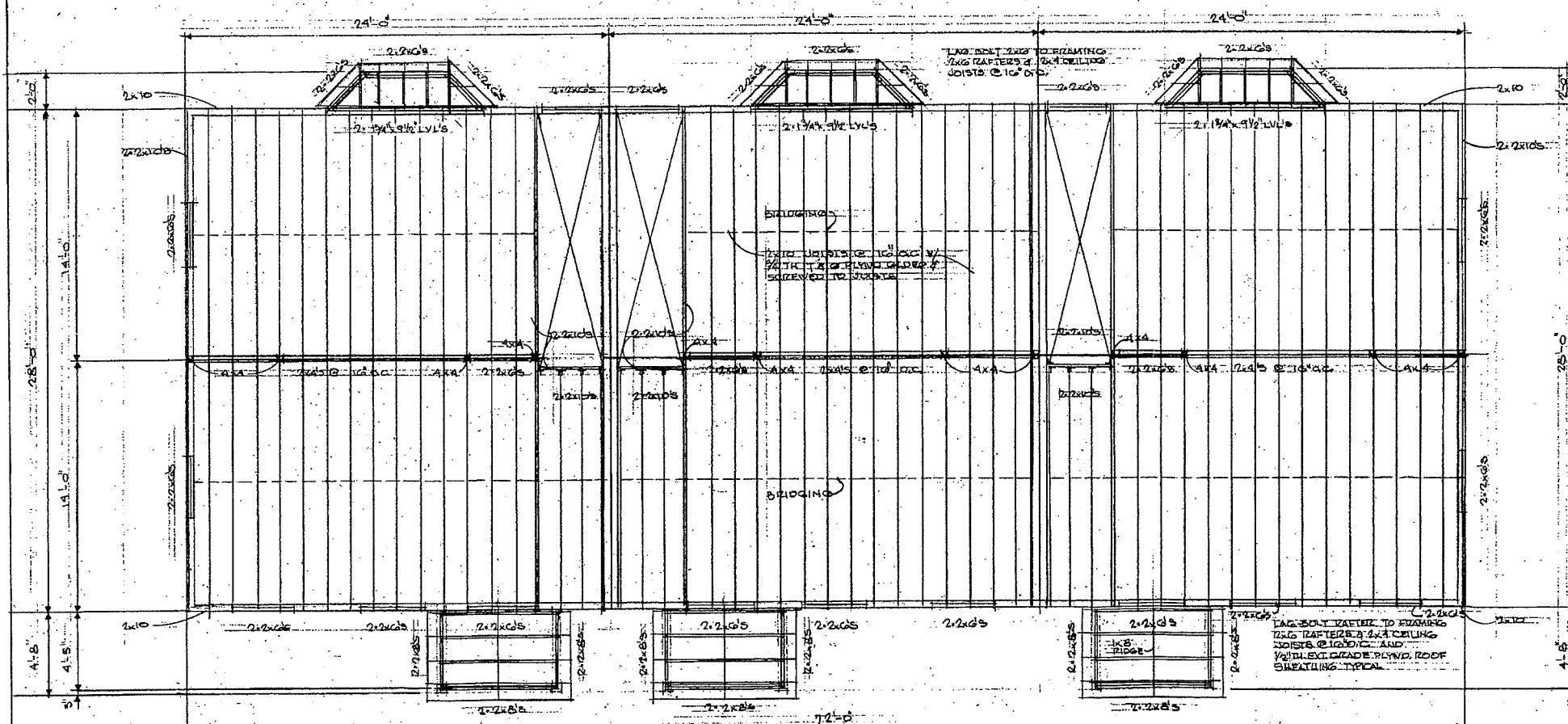
LEVEL 1A - 152
MEETING 10/2008

ANSWER KEY



K O O F F R A M I N G P L A

SCALE: 1/4" x 1"



SECOND FLOOR FERRAM JUNG PLAN SCALE: 1/4" = 1'

THREE DWELLING UNIT TOWNHOUSE
312 MASS AVE (RTE 11) ACTON MASS

E.J. REMPELAKIS ASSOCIATES ARCHITECTS
SUITE 201 179 GREAT ROAD ACTON MASSACHUSETTS 01720

SECOND FLOOR AND ROOF

Digitized by srujanika@gmail.com

AL00707858

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A-6

